



La Colline

Mont Arrive, St. Peter Port, Guernsey, GY1 2AA

£1,250,000

Open Market | Sole Agent



swoffers



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Estate House, Ann's Place, St Peter Port, Guernsey, Channel Islands, GY1 2NU

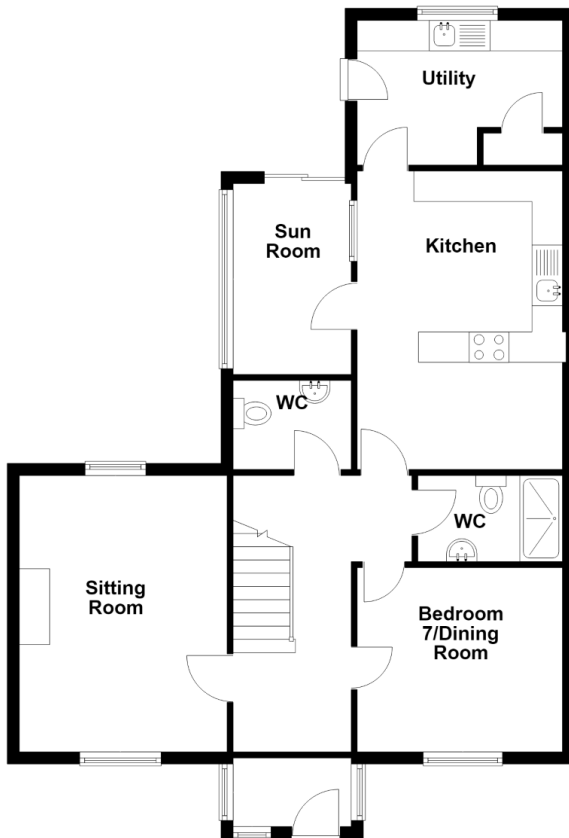


- Large home in St. Peter Port
- Seven bed & four bath/shower rooms
 - Excellent proportions
- Ideal investment opportunity or family home
- Convenient location close to amenities
 - West facing garden
 - Plenty of parking

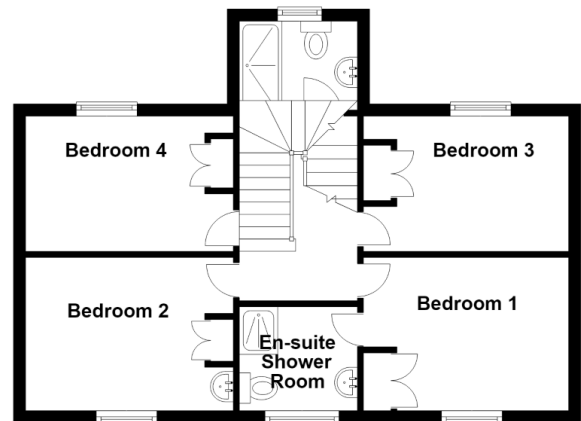




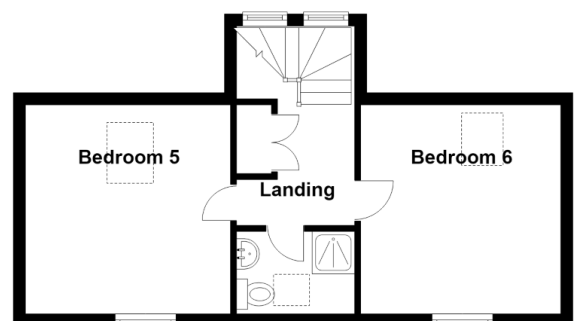
Ground Floor



First Floor



Second Floor



About La Colline

'La Colline' is a generously proportioned home situated in a convenient position, close to central St. Peter Port amenities. The open market home consists of up to 7 bedrooms with 4 bath/shower rooms, a large reception room, kitchen, utility and sun room together with a west facing rear garden. Most of the rooms in this property benefit from attractive views towards the east coast and neighbouring islands. Currently registered on Part D of the open market, this property gives the new owner either the option to continue renting the property out as an investment, or to revert the property to Part A for use as a family home. For more information please don't hesitate to contact the Open Market team on 01481 711766.

ACCOMMODATION COMPRISING

Entrance Porch

5'6" x 4'9" (1.68m x 1.45m)

Entrance Hall

22'8" x 6'2" (6.9m x 1.88m)

Stairs to first floor. Access to understairs storage.

Bedroom 7 / Dining Room

19' x 12'3" (5.8m x 3.73m)

Sea views towards the east coast.

Inner Hallway

5'3" x 3'11" (1.6m x 1.2m)

Shower Room

7'8" x 4'4" (2.34m x 1.32m)

Fitted with a three piece suite of walk in shower, wash hand basin and W.C.

Separate WC

6'7" x 3'11" (2m x 1.2m)

Sitting Room

24' x 12'2" (7.32m x 3.7m)

Open fireplace. Double aspect with attractive views towards the east coast and neighbouring islands.

Kitchen / Dining Room

21'11" (6.67) x 12'7" (3.83) x 13'4" (4.07)

Fitted with a range of white wall and base units with a laminate worksurface over incorporating a single bowl stainless steel sink and drainer.

Utility Room

11'11" (3.63) x 10'4" (3.15) (max) x 7'3" (2.2) (min)

Fitted with cream base units with a laminate worksurface over incorporating a 1 1/2 bowl stainless steel sink and drainer. Fitted with a wall mounted electric boiler.

Sunroom

12'8" x 9'7" (3.86m x 2.92m)

Sliding door providing access to the west facing garden.

FIRST FLOOR

Half Landing

Shower Room

6'7" x 5'6" (2m x 1.68m)

Fitted with a three piece suite of shower, wash hand basin and W.C.

Landing

8'2" x 6'2" (2.5m x 1.88m)

Bedroom 1

12'2" x 11'7" (3.7m x 3.53m)

Fitted wardrobes and attractive views towards the neighbouring islands.

Ensuite Shower Room

8'1" x 5'10" (2.46m x 1.78m)

Fitted with a three piece suite of walk in shower, wash hand basin and W.C.

Bedroom 2

12'3" x 11'9" (3.73m x 3.58m)

Fitted wardrobes and wash hand basin set into vanity unit.

Bedroom 3

12'3" x 10'10" (3.73m x 3.3m)

Fitted wardrobes.

Bedroom 4

12'3" x 10'10" (3.73m x 3.3m)

Fitted wardrobes.

SECOND FLOOR

Landing

5'7" x 4'9" (1.7m x 1.45m)

Bedroom 5

14'2" x 12'2" (4.32m x 3.7m)

Stunning views towards the east coast.

Shower Room

7'10" x 6'6" (2.4m x 1.98m)

Fitted with a three piece suite of shower, wash hand basin and W.C.

Bedroom 6

14'4" x 12'2" (4.37m x 3.7m)

Stunning views towards the east coast.

OUTSIDE

Store Room 1

13'9" x 8'2" (4.2m x 2.5m)

Store Room 2

22'1" x 8'2" (6.73m x 2.5m)

Appliances

Integrated four ring hob, extractor fan, Cooke & Lewis hob, integrated Whirlpool double oven, Kuppersbusch microwave, freestanding LG fridge/freezer, freestanding Beko fridge/freezer, freestanding Montpellier fridge/freezer, Montpellier washing machine and Montpellier tumble dryer.

Front

Parking for several vehicles.

Rear

The garden enjoys a sunny south and west facing aspect. Garden laid prominently to lawn with an area of patio immediately to the rear of the house.

Viewing: BY APPOINTMENT

Possession: BY ARRANGEMENT

Services: Mains water, electricity and drainage. Electric central heating.

Construction: Double glazed uPVC windows. uPVC fascias and soffits.

Price includes: Carpets, curtains, light fittings and appliances as listed.



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